



MINUTES OF THE BOARD OF COMMISSIONERS
OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Commissioners
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held August 15, 2006, the Board, acting as the Board of Commissioners of the Community Development Commission, took the following action:

3-D

Supervisor Molina made the following statement:

“The Community Development Commission has identified property located at 892 South 3rd Avenue, in the unincorporated area of Avocado Heights, as suitable for a nature park. The property is owned by the Trust for Public Land, a 503(c) nonprofit organization.

“The Commission wishes to purchase the property from the Trust for Public Land for a purchase price not exceeding \$994,000.00 for future use as a nature park. The Commission will also incur transactional costs in the amount of \$240,569.00, which includes \$129,743.00 to the Trust for Public Land for pre-development costs and administrative fees, and \$110,826.00 to the Commission for closing costs and administrative expenses. Additionally, the Commission will reserve a contingency amount of \$65,431.00. The total acquisition costs for the property will not exceed \$1,300,000.

“The property consists of a vacant home on approximately 1,809 acres. The property will be used for nature park purposes. The property will be purchased for the appraised fair market value in an ‘as is’ condition, as established by an independent appraiser. All purchase documents will be approved as to form by County Counsel prior to execution.

“Following acquisition, the existing structure will be demolished and the site cleared for a nature park. The Commission will return to your Board to transfer the property to the County of Los Angeles.

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“This action is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines 15316, because it involves acquisition of land that will be retained in its natural condition and does not have the potential for causing a significant affect on the environment. If future plans are made and approved which will alter this land from its current natural condition, CEQA review will be necessary at that time.”

Therefore, on motion of Supervisor Molina, seconded by Supervisor Antonovich, unanimously carried (Supervisors Yaroslavsky and Knabe being absent), the Board, acting as the Board of Commissioners of the Community Development Commission, took the following actions:

1. Made a finding that the purchase of real property from the Trust for Public Land located at 892 South 3rd Avenue, La Puente, in the unincorporated area of Avocado Heights for future development of a nature park, is exempt from the California Environmental Quality Act;
2. Authorized the Executive Director of the Community Development Commission to purchase the real property located at 892 South 3rd Avenue, La Puente, using the First District's Project and Facility Development Fund, for a total amount not to exceed \$1,300,000;
3. Instructed the Chief Administrative Officer to complete and execute a funding agreement with the Community Development Commission and instructed the Auditor-Controller to transfer \$1,300,000 for development of a nature park from 1st District Various Pocket Park (69508) to the Project and Facility Development budget (10190); and
4. Authorized the Executive Director of the Community Development Commission to:
 - Upon transfer of funds from the Chief Administrative Officer, incorporate up to \$1,300,000 in funds into the Commission's Fiscal Year 2006-07 approved budget for the future development of a nature park;
 - Incur transactional costs up to the amount of \$240,569 that includes \$129,743 to the Trust for Public Land for pre-development and administrative costs and \$110,826 to the Commission for closing and administrative costs, to complete the purchase of property;

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3-D (Continued)

- Reserve a contingency amount of \$65,431 for any unforeseen costs related to the purchase of the property; and
- Enter into and execute all documents required for the purpose described above, following approval as to form by County Counsel.

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Copies distributed:

Each Supervisor
Chief Administrative Officer
County Counsel
Auditor-Controller
Executive Director of the
Community Development Commission